

PT OF LOTS 6 & 7
IN OR 2568/769
LIGHTHOUSE CIRCLE SUB PB 3/49

OWENS CLAUDE K JOINT REVOCABLE LIVING TRUST/OWENS
211 LIGHTHOUSE CIRCLE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1420-0006-0020



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2														
Exterior Wall	16	WD FR STUC 100	0900	01	4,308	107.5536	127.72	550,218	1985	2000	0	0	0	11.00	89.00	VALUATION BY STANDARD													
Roof Structur	08	IRREGULAR 100	1 SNGL FAM - 100% - 1986													Heated Area: 3774													
Roof Cover	03	COMP SHNGL 100														HX Base Yr 1986													
Interior Wall	05	DRYWALL 100																											
Interior Floo	12	HARDWOOD 70																											
Interior Floo	11	CLAY TILE 30																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Bedrooms		3 100																											
Bathrooms		3.5 100																											
Frame	02	WOOD FRAME 100																											
Stories		2. 100																											
Units		0 100																											
BUD8 Adjustme	02	DIST FB 100																											
Occupancy	00	NONE 100																											
Quality			04	Quality Level 04																									
DOR CODE			0100	SINGLE FAMILY																									
MAP NUM				MKT AREA												01													
NEIGHBORHOOD/LOC			1007.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	1,163	100	1,163	132,199																									
BAS	1,260	100	1,260	143,225																									
FGR	790	55	434	49,333																									
FSP	200	40	80	9,094																									
FUS	1,351	100	1,351	153,570																									
UOP	99	20	20	2,273																									
TOTALS			4,863	4,308	489,694																								
EXTRA FEATURES					211 LIGHTHOUSE CIR, FERNANDINA BEACH																								
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES												
1	0810	CONCRETE A	0	100	0	0	654.00	SF	6.50	6.50	100	2018	2018	3	98	4,166													
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1985	1985	3	60	1,200													
3	0811	CONCRETE B	0	100	0	0	2,786.00	SF	5.20	5.20	100	2013	2013	3	95	13,763													
5	0825	BRICK	0	100	13	10	130.00	SF	12.50	12.50	100	1985	1985	3	82	1,333													
6	0300	BOAT DCK W	0	100	132	5	660.00	SF	40.00	40.00	100	2000	2000	3	29	7,656													
7	0300	BOAT DCK W	0	100	10	17	170.00	SF	40.00	40.00	100	2000	2000	3	29	1,972													
8	0310	AL GANG WY	0	100	0	0	20.00	LF	115.00	115.00	100	2000	2000	3	20	460													
9	0303	FLT DOCK W	0	100	20	10	200.00	SF	26.00	26.00	100	2000	2000	3	29	1,508													
10	0317	DCK PLNG W	0	100	0	0	2.00	UT	1,000.00	1,000.00	100	2000	2000	3	20	400													
11	0825	BRICK	0	100	0	0	72.00	SF	12.50	12.50	100	2013	2013	3	98	882													
LAND DESCRIPTION					TOTAL OB/XF 33,340																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	000130	C	SFR WATER	100	0006	R-1	112.00	300.00	112.00	FF		1.00	1.00	1.00	4,000.00	4,000.00	448,000												
REVIEW DATE 05/07/2018 BY DJ Total Acres: 0.00 Total Land Value: 448,000 Market: 0 Agricultural: 0 Common: 448,000 PRINTED 08/02/2023 BY SYS																													

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